133.0	0006	0012.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 925,700 / 925,700
					USE VALUE: 925,700 / 925,700
					ASSESSED: 925,700 / 925,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINARD RENE-PIERRE
Owner 2:	DU MERAC GABRIELLE RUBAT
Owner 3:	
Street 1:	34 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEEFFE JOSEPH G JR & JAMES W -
Owner 2:	TRS/BARBARA KEEFFE IRREVOCABLE -
Street 1:	34 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2093 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	385,700		540,000	925,700
Total Card	0.138	385,700		540,000	925,700
Total Parcel	0.138	385,700		540,000	925,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.28 | /Parcel: 442.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85721
GIS Ref	
GIS Ref	
Insp Date	02/09/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,700	0	6,000.	540,000	925,700	925,700	Year End Roll	12/18/2019
2019	101	FV	305,200	0	6,000.	570,000	875,200	875,200	Year End Roll	1/3/2019
2018	101	FV	305,200	0	6,000.	420,000	725,200	725,200	Year End Roll	12/20/2017
2017	101	FV	305,200	0	6,000.	402,000	707,200	707,200	Year End Roll	1/3/2017
2016	101	FV	305,200	0	6,000.	372,000	677,200	677,200	Year End	1/4/2016
2015	101	FV	297,700	0	6,000.	312,000	609,700	609,700	Year End Roll	12/11/2014
2014	101	FV	297,700	0	6,000.	304,800	602,500	602,500	Year End Roll	12/16/2013
2013	101	FV	297,700	0	6,000.	290,400	588,100	588,100		12/13/2012

!10391!

PRINT

Date	Time
12/11/20	00:42:05

LAST REV

Date	Time
11/04/20	13:43:30
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFFE JOSEPH G	1559-183	1	7/14/2020		1,020,000	No	No		
KEEFFE BARBARA	1508-52		5/18/2017	Convenience	99	No	No		JOSEPH G KEEFE SR D.O.D. 7/29/2006 BK717 PG
	717-46		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	85721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/1994	243	Manual	3,400					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
2/9/2009	Measured	294	PATRIOT
11/3/1999	Meas/Inspect	264	PATRIOT
7/20/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,000 | Spl Credit | Total: 540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17578864
Const Adj.:	0.99435562
Adj $ / SQ:	146.144
Other Features:	84500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524011
Depreciation:	138339
Depreciated Total:	385672

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

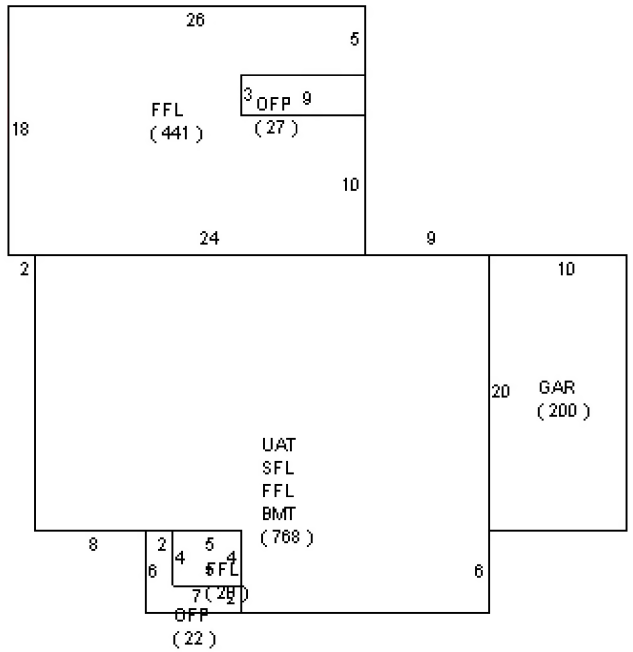
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.83
Special Features:	0	Val/Su Net:	120.31
Final Total:	385700	Val/Su SzAd	193.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,229	146.140	179,611
BMT	Basement	768	43.840	33,672
SFL	Second Floor	768	146.140	112,239
GAR	Garage	200	27.340	5,469
UAT	Upper Attic	192	80.380	15,433
OFP	Open Porch	49	43.750	2,144

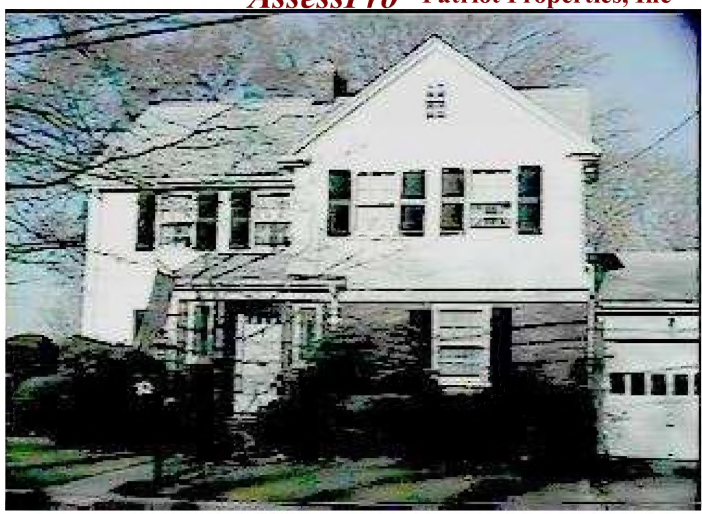
Net Sketched Area:	3,206	Total:	348,568
Size Ad	1997	Gross Are	3782	FinArea	2093
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	